



St. Georges Way

Glascote, Tamworth, Staffordshire, B77 3HG

£219,950

Property Features

- Deceivingly Spacious and Well Maintained Semi Detached Property
- No Onward Chain
- Entrance Porch
- Reception Hallway
- Living Room
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Garage, Driveway
- Rear and Fore Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this deceivingly spacious and well maintained semi detached property. The property benefits from having no onward chain and UPVC double glazing (where specified), with accommodation briefly comprising: entrance porch, reception hallway, living room, fitted kitchen, three bedrooms, shower room, garage, rear and fore gardens, driveway. Early internal viewing is considered essential.

Located on the sought after road of St Georges Way, this wonderful three bedroom semi detached property is conveniently only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a low maintenance fore garden which is predominantly laid to gravel with raised borders surround providing natural greenery, the driveway provides off road parking facilities along with access to the side entrance gate, double opening garage doors and the porch front entrance door.

ENTRANCE PORCH

Accessed via the double opening obscure UPVC front entrance doors and having carpeted flooring, secure double glazed front entrance door to:

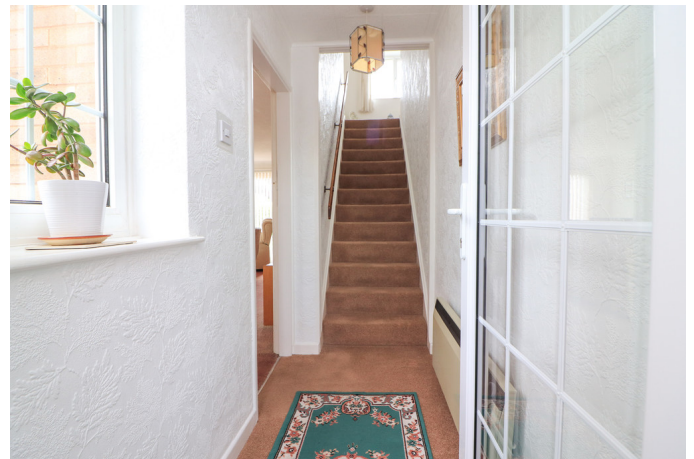
RECEPTION HALLWAY

Stepping into the hallway there is a staircase leading to the first floor landing, UPVC double glazed window to the side aspect, wall mounted electric heater, door to:

LIVING ROOM

12' 3" x 17' 11" (3.73m x 5.46m)

The dual aspect living room has a UPVC double glazed bow window to the front aspect, UPVC double glazed sliding doors to the rear patio, two ceiling light points, wall sockets,



TV connection point, free standing fire display with decorative stone feature surround and space for free standing electric heater, ample floor space for free standing lounge furniture, door into:

FITTED KITCHEN

11' 8" x 8' 4" (3.56m x 2.54m)

Comprising of a matching range of base units and drawers, recess and point for free standing cooker, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for fridge, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, ceiling light point, UPVC double glazed window to the rear, obscure UPVC double glazed door to the side passage, double doors into the understairs storage cupboard, wall mounted electric heater.

FIRST FLOOR LANDING

The attractive landing area has a UPVC double glazed window overlooking the rear garden, ceiling light point, loft hatch access, double doors into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving unit, doors to:

BEDROOM ONE

12' 4" x 10' 3" (3.76m x 3.12m)

The double master bedroom provides ample floor space for free standing bedroom furniture and has a built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, wall sockets, UPVC double glazed window to the front aspect.

BEDROOM TWO

9' 10" x 15' 3" (3m x 4.65m)

Again being a double bedroom and having a UPVC double glazed dormer window to the front aspect, ceiling light point, wall socket, ample floor space for free standing wardrobes.

BEDROOM THREE

9' 4" x 7' 5" (2.84m x 2.26m)

The well proportioned third bedroom is positioned to the rear of the property and has a ceiling light point, wall socket, UPVC double glazed window to the rear garden.



SHOWER ROOM

5' 4" x 7' 8" (1.63m x 2.34m)

The dual aspect shower room has obscure double glazed windows to both the side and rear aspects, with the suite comprising of a WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, corner shower unit with enclosed 'Triton' shower fitment, glass side screen and sliding glass doors, ceiling to floor tiled surround, ceiling light point, fitted towel rail.

OUTSIDE

GARAGE

The garage benefits from double opening garage doors accessed from the driveway, and provides superb additional storage or off road parking facilities and has a ceiling light point, wall socket.

REAR GARDEN

The attractive rear garden begins with the concrete patio area providing ample outdoor seating space, a continuing concrete path leads to the centre of the garden to the free standing timber shed which occupies the right hand corner boundary, a neat lawn runs adjacent with a feature gravelled area to the left hand side which boasts immaculately presented borders surround offering a variety of evergreens and shrubbery, timber fencing to rear and right hand boundary, with open cladded fence to the left hand boundary.

ANTI MONEY LAUNDERING

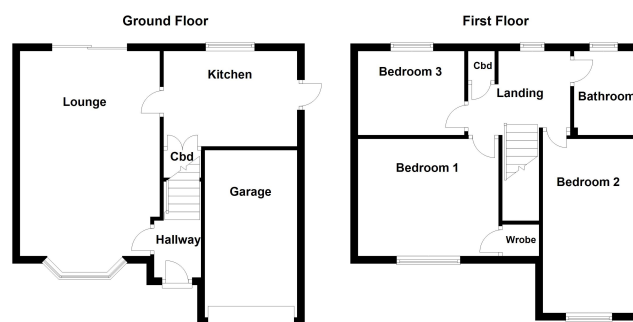
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements